

ORDINANCE NO. 499

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING  
ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED,  
SO AS TO CHANGE THE FOLLOWING DESCRIBED PROPERTY FROM AN  
"A-APARTMENT" DISTRICT CLASSIFICATION TO A "C-COMMERCIAL" DIS-  
TRICT CLASSIFICATION UNDER A SPECIAL PERMIT, SAID TRACT BEING  
DESCRIBED AS FOLLOWS: BEING A TRACT OF LAND SITUATED IN THE  
ISAAC B. WEBB SURVEY, ABSTRACT NO. 1574, CITY OF FARMERS BRANCH,  
TEXAS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DES-  
CRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH  
LINE OF INTERSTATE HIGHWAY NO. 635, (A VARIABLE WIDTH R.O.W.),  
AND THE WEST LINE OF WEBB CHAPEL ROAD, (A 100 FOOT R.O.W.), AN  
IRON STAKE FOR CORNER; THENCE, SOUTH 71 DEGREES 35 MINUTES WEST,  
ALONG THE SAID NORTH LINE OF INTERSTATE HIGHWAY NO. 635, 165.00  
FEET TO AN IRON STAKE FOR CORNER; THENCE, NORTH 0 DEGREES 29  
MINUTES EAST, LEAVING THE SAID NORTH LINE OF INTERSTATE HIGHWAY  
NO. 635, 150.00 FEET TO AN IRON STAKE FOR CORNER; THENCE, NORTH  
71 DEGREES 35 MINUTES EAST, 165.55 FEET TO A POINT FOR CORNER IN  
THE WEST LINE OF WEBB CHAPEL ROAD; THENCE, SOUTH 0 DEGREES 54  
MINUTES WEST, ALONG THE SAID WEST LINE OF WEBB CHAPEL ROAD, 72.24  
FEET TO A POINT FOR CORNER; THENCE, SOUTH 0 DEGREES 29 MINUTES  
WEST, ALONG THE SAID WEST LINE OF WEBB CHAPEL ROAD, 77.93 FEET TO  
THE PLACE OF BEGINNING AND CONTAINING 23,434 SQUARE FEET OF LAND;  
THAT SUCH PROPERTY IS TO BE USED UNDER A SPECIAL PERMIT FOR  
COMMERCIAL USES, SUBJECT, HOWEVER, TO THE SPECIAL CONDITIONS HERE-  
INAFTER MORE FULLY EXPRESSED; THAT THE PROPERTY SHALL BE IMPROVED  
ACCORDING TO PLANS AND SPECIFICATIONS SUBMITTED THEREFOR, WHICH  
SHALL BE APPROVED BY THE CITY COUNCIL AND SUBJECT TO THE  
CONDITIONS CONTAINED HEREIN; PROVIDING FOR A PENALTY NOT TO EXCEED  
TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING AN  
EMERGENCY.

WHEREAS, the City Plan Commission of the City of Farmers  
Branch and the Governing Body of the City of Farmers Branch, in  
compliance with the Charter of the City of Farmers Branch and the

state law with reference to the granting of special permits under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the Governing Body of the City of Farmers Branch is of the opinion that said special permit should be granted, subject to the conditions set out herein:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending the zoning map of the City of Farmers Branch so as to change the following described property from an "A-Apartment" District Classification to a "C-Commercial" District Classification under a special permit, as provided for under the provisions of Article XIV of the Comprehensive Zoning Ordinance, as heretofore amended, subject to the special conditions contained herein, that the property to be covered by a special permit for Commercial uses is described as follows, to-wit:

BEING a tract of land situated in the Isaac B. Webb Survey, Abstract No. 1574, City of Farmers Branch, Texas, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the North line of Interstate Highway No. 635 (a variable width R.O.W.), and the West line of Webb Chapel Road, (a 100' R.O.W.), an iron stake for corner;

THENCE, S 71° 35' W, along the said North line of Interstate Highway No. 635, 165.00 feet to an iron stake for corner;

THENCE, N 0° 29' E, leaving the said North line of Interstate Highway No. 635, 150.00 feet to an iron stake for corner;

THENCE, N 71° 35' E, 165.55 feet to a point for corner in the West line of Webb Chapel Road;

THENCE, S 0° 54' W, along the said West line of Webb Chapel Road, 72.24 feet to a point for corner;

THENCE, S 0° 29' W, along the said West line of Webb Chapel Road, 77.93 feet to the place of beginning and containing 23,434 square feet of land.

SECTION 2. That this special permit for commercial uses with reference to the hereinabove described property is approved and granted upon the following express conditions and in accordance with Article XIV of the Comprehensive Zoning Ordinance, to-wit:

(a) A site plan showing means of ingress and egress, offstreet parking, location of proposed buildings and signs to be located thereon shall be submitted to and be approved by the City Council prior to the time any building permits are issued.

(b) That all drainage structures, parking areas and service drives shall be installed in accordance with the requirements of the City, and the developer shall bear the total cost of all such improvements.

(c) That said tract of land shall be screened along the West and North property lines by the construction of a solid wood fence six (6) feet in height at the sole expense of the developer and the owner shall maintain said fence thereafter. Said screening fence shall be constructed at the time the said property is developed.

(d) That prior to the issuance of any building permit for the above described property, the owner or owners of such property shall execute a dedication deed dedicating ten (10) feet along the East property line for the widening of Webb Chapel Road.

SECTION 3. That the site plan, when approved by the City Council, shall become a part of this ordinance for all purposes. A true copy of the site plan shall be retained in the office of the City Secretary and in the office of the City Manager for observance in connection with these improvements.

SECTION 4. That all ordinances of the City of Farmers Branch in conflict with the provisions of this ordinance be, and the same are hereby repealed, and all other provisions of the ordinances of the City of Farmers Branch not in conflict with the provisions of this ordinance shall remain in full force and effect.

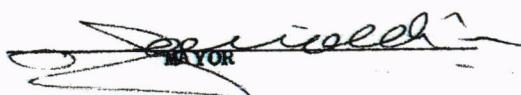
SECTION 5. That the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as heretofore amended, and as amended herein by the granting of this special permit for commercial purposes.

SECTION 6. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed Two Hundred Dollars (\$200.00) for each offense..

SECTION 7. Whereas, it appears that the above described property requires that it be given the above zoning classification in order to permit its proper development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, and creates an urgency and an emergency for the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED on the 8 day of September, 1964.

APPROVED:

  
MAYOR

APPROVED AS TO FORM:

  
ATTORNEY

ATTEST:

  
CITY SECRETARY